



PLANNING COMMISSION AGENDA

LEE BRAND, Chair

Commission Members
ROJELIO VASQUEZ, Vice Chair
LORI CHERRY
NAT DIBUDUO
HAL KISSLER
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

January 4, 2006

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of Rezone Application No. R-04-48, Conditional Use Permit Application No. C-04-126, and environmental findings, filed by Vigen and Associates on behalf of James Medina, pertaining to 0.19 acre of property located on the southeast corner of East Princeton Avenue and North Van Ness Boulevard. ***(Continued from meetings of September 21, October 5 and 19, December 7, 2005.)***
 - 1. Environmental Assessment No. R-04-48/C-04-126, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 - 2. Rezone Application No. R-04-48 proposes to rezone the subject property from the R-1 (*Single Family Residential*) zone district to the C-5/cz (*General Commercial/conditions of zoning*) zone district.
 - 3. Conditional Use Permit Application No. C-04-126 proposes authorization to allow the use of the existing building as an automobile repair facility at the existing historic Russ Clements Gas Station located at 2740 North Van Ness Boulevard.
 - Tower District Specific Plan Area
 - Fresno High-Roeding Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Mike Sanchez
 - Staff Recommendation: Approve with conditions
 - Will be considered by City Council (Rezone Application only)

VII. CONTINUED MATTERS – *Continued*

- B. Consideration of Plan Amendment Application No. A-04-37, Rezone Application No. R-04-112, Conditional Use Permit Application No. C-04-341, and environmental findings, filed by Derrel's Mini Storage, pertaining to 13.44 acres of property located on the west side of South Clovis Avenue between East Jensen and East Church Avenues. The applications would authorize development of a mini-storage project with temporary RV storage and a caretaker's residence. The project also includes the detachment of the subject property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency. ***(Filed in 2005 during Cycle I) (Continued from meetings of August 31, September 28, October 5 and 19, December 7, 2005.)***
1. Environmental Assessment No. A-04-37/R-04-112/C-04-341, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-04-37 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the medium density residential planned land use designation to the office commercial land use designation.
 3. Rezone Application No. R-04-112 proposes to rezone the subject property from the AE-20 *(Exclusive Twenty Acre Agricultural, Fresno County)* zone district to the S-L/UGM *(Storage Limited/Urban Growth Management)* zone district.
 4. Conditional Use Permit Application No. C-04-341 proposes a three-phase mini storage facility with caretaker residence and temporary RV storage; first phase is for 150,550 square feet of storage structures.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council (Plan Amendment Application and Rezone Application only)

VII. CONTINUED MATTERS – Continued

C. CONTINUE TO JANUARY 18, 2006

Consideration of Plan Amendment Application No. A-05-06, Rezone Application No. R-05-35, Conditional Use Permit Application No. C-05-114, and environmental findings, filed by Sol Development Associates LLC on behalf of Kernback LP, pertaining to the northernmost 10.81-acre portion of the 25.91-acre subject property located on the south side of East Kings Canyon Road between South Peach and South Minnewawa Avenues. The project also includes the detachment of the subject property from the Kings River Conservation District and the Fresno County Fire Protection District for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency. ***(Filed in 2005 during Cycle II) (Continued from meetings of September 28, October 5 and 19, December 7, 2005.)***

1. Environmental Assessment No. A-05-06/R-05-35/C-05-114, determination of initial study to file a Mitigated Negative Declaration.
2. Plan Amendment Application No. A-05-06 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan for the approximately 10.81 acres from the open space/community park and the alternative medium-low density residential planned land use designation to the office commercial land use designation.
3. Rezone Application No. R-05-35 proposes to rezone the northern 10.81-acre portion of the subject site from the AE-20 (*Exclusive Twenty Acre Agricultural, Fresno County*) zone district to the S-L/UGM (*Storage Limited/Urban Growth Management*) zone district.
4. Conditional Use Permit Application No. C-05-114 proposes a mini-storage facility with caretaker residence and RV storage.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Kevin Fabino
 - Staff Recommendation: Continue to January 18, 2006
 - Will be considered by the City Council (Plan Amendment Application and Rezone Application only)

VIII. NEW MATTERS

IX. REPORT BY SECRETARY

- A. Discussion and direction on single family residential project design principles
- B. Discussion and direction regarding public street infrastructure in the West Area Community Plan area

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT

